



THE STORY OF

Field Barn

Holme-next-the-Sea, Norfolk

SOWERBYS



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Field Barn

Peddars Way North, Holme-next-the-Sea,
Norfolk, PE36 6LD

Set in Almost Five Acres Of Grounds (STMS)

Sea Views

Four Bedroom Suites

Sympathetic Barn Conversion

Almost 3.000 Sq. Ft

Sheltered West Facing Courtyard

Integral Double Garage

West Facing Covered Patio

Equestrian Potential

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“...allowing natural light to cascade through the interlinking spaces.”

Extending to nearly 3,000 square feet and set within approximately five acres of privacy, this property is a rare gem along the north Norfolk coast.

Having remained within the same family since its transformation from a rundown and neglected old barn some three decades ago, the layout of the living and entertaining space remains impeccably designed. The property forms a U shape with a central south-facing courtyard, providing both shelter and a sunny enclave.

On the ground floor, the living areas predominantly occupy the northern side of the building to maximise the amazing

coastal views. This space includes a kitchen with double doors leading to the dining room, and a fully vaulted central atrium with floor-to-ceiling windows, reminiscent of the original barn doors, allowing natural light to cascade through the interlinking spaces. Adjacent to the atrium is a cosy reception room with french doors opening to the west-facing garden, offering views of open fields and Old Hunstanton in the distance. Additionally, there's a TV room and snug, which sometimes serves as a fifth bedroom for visiting grandchildren.







The western wing houses two double bedrooms, each with en-suite facilities and french doors opening onto the central courtyard. In the eastern wing, a spacious utility room leads to a covered dining area that faces west, capturing afternoon and evening sun, ideal for unpredictable summer weather.

Upstairs, two more double bedroom suites flank an upper gangway, providing an ideal vantage point to appreciate stunning views over the rooftops of Holme and the sea beyond.

With ample off-street and gated parking for multiple vehicles on the extensive land, there is also an integral double garage suitable for storing boats, kayaks, and bicycles, it also serves as the perfect venue for family table tennis tournaments. The garage has also been used to shelter cars when needed!

Upon acquisition, the family ensured that their coastal view would always be preserved, securing rights to protect it. Over two-thirds of the property's land consists of a paddock to the north, ensuring complete privacy and offering potential for various uses such as grazing for horses, sheep, or alpacas, or even as a sports field for family activities.

“...potential for various uses such as grazing for horses, sheep, or alpacas...”

Located near the final stretch of Norfolk's historic Peddars Way, Field Barn has witnessed numerous weary travellers throughout the generations. Once a shelter for farm animals, it was thoughtfully renovated into a cherished home and served as a beloved family holiday destination. Now, it awaits a new family to create their own memories.





“Insert
Text
Here.”

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

ALL THE REASONS

Holme-next-the-Sea

IN NORFOLK
IS THE PLACE TO CALL HOME



A very sought after coastal village, Holme-next-the-Sea has a huge expanse of beach and marshes.

townsman wisely led the development of a railway from King's Lynn to enable day-trippers to reach the 'new town' – a canny investment as the route was later to become the most profitable in the country.

Holidaymakers still Mecca to Hunstanton, many staying at Searles Leisure Resort which opened as a caravan park in 1936. Enjoy an afternoon on the water with a boat trip on its Wash Monster, ride the carousel at the fairground or keep it traditional and feed the penny slots at the arcades. The town's Princess Theatre, renamed in the 80s in honour of Lady Diana Spencer, features a year-round programme of live performances, film screenings plus a seasonal panto. Golfers of all ages can try their hand with a mini golf course and pitch and putt on the cliff-top, plus a renowned Links course in neighbouring Old Hunstanton.

This area makes this quiet village perfect for bird-watching. It also has a very good pub, The White Horse. An ancient ring of timbers discovered on Holme beach after a very low tide is believed to be a ritual burial site dating from Druid times. The Seahenge, as it is known, has been removed for conservation and is exhibited at Lynn Museum in King's Lynn.

The village is between Old Hunstanton and Thornham on the north Norfolk coast and is a short drive to the amenities in Hunstanton.

Hunstanton was established in 1846 by Henry Le Strange as a bathing resort designed in a Victorian Gothic style, the esteemed



Note from Sowerbys



“...remained within the same family since its transformation from a rundown and neglected old barn some three decades ago...”

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SERVICES CONNECTED

Mains water, electricity and broadband. Oil fired central heating. Drainage via septic tank.

COUNCIL TAX

Band G.

ENERGY EFFICIENCY RATING

E. Ref:- 9670-3034-6202-2414-8200

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above.

Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

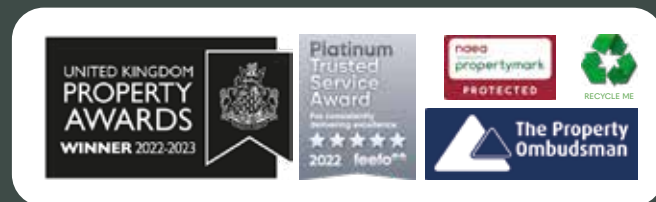
Freehold.

LOCATION

What3words: ///spin.canoe.bracelet

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